



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	2007	1,715	94,064
DCK	143	15	2007	21	1,152
STR	33	10	2007	3	164

TOTALS	1,891			1,739	95,381
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,739	152.3600	137.12	238,452	1999	1999	0	0	60.00	40.00
1 M/H 94+ 0% - 0 Heated Area: 1715 HX Base Yr											
45002 LAUREL LN, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											

TOTAL OB/XF											
2,800											

TOTAL OB/XF											
2,800											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 95,381											
TOTAL MARKET OB/XF VALUE 2,800											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 148,181											
SOH/AGL Deduction 943											
ASSESSED VALUE 147,238											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 147,238											
TOTAL JUST VALUE 148,181											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 145,430											
DW/MH/ID: 8U620376L(A/B) _ RP: 12410624 & 12410625											
PERMIT NUM DESCRIPTION AMT ISSUED											
MH992758 MH MOVE-ON 0 01/07/1999											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
2282/0953 6/17/2019 QC U I 11 100											
GRANTOR: MAZZA JAMES A & SHIRL											
GRANTEE: COLLINS ANGELA											
0471/0277 10/01/1985 WD Q V 14,500											
GRANTOR:											
GRANTEE:											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2007] W64 S27 E35 DCK=[YR=2007] S10 E1											
STR=[YR=2007] S3 E11 N3 W11\$ E12 N11 W13 S1\$ N1 E13 S1 E16											
N27 \$.											

TOTAL OB/XF											
2,800											